



# Primrose Gardens

Belsize Park, NW3

Asking Price £585,000

Situated on the top floor of an attractive period conversion is this superlative and extremely bright one bedroom flat offering contemporary living in one of Belsize Park's most desirable residential streets.

The property features a spacious open-plan reception room with a sleek, fully integrated kitchen, creating an ideal space for both everyday living and entertaining.

Multiple windows flood the reception room with natural light and enjoy attractive leafy views, whilst bespoke shutters and wood floors further compliment the room.

The generous double bedroom benefits from fitted wardrobes, providing excellent storage, and is served by a stylish modern shower room.

Primrose Gardens is an idyllic peaceful address located 0.3 miles from Belsize Park Underground (Northern Line) and the shops, restaurants and amenities that Haverstock Hill provides. Additionally, the quaint amenities and coffee shops of England's Lane are located just 150 yards away. Swiss Cottage Underground (Jubilee Line) is located 0.7 miles away. Sole agent.

**CHESTERTONS**



# Primrose Gardens

Belsize Park, NW3

- Top floor one bedroom flat
- Integrated modern kitchen
- Bespoke shutters and wood flooring
- Generous double bedroom with fitted wardrobes
- Stylish contemporary shower room
- Share of freehold and a long lease
- Offered chain free
- 0.3 miles to the Northern Line
- 0.7 miles to the Jubilee Line



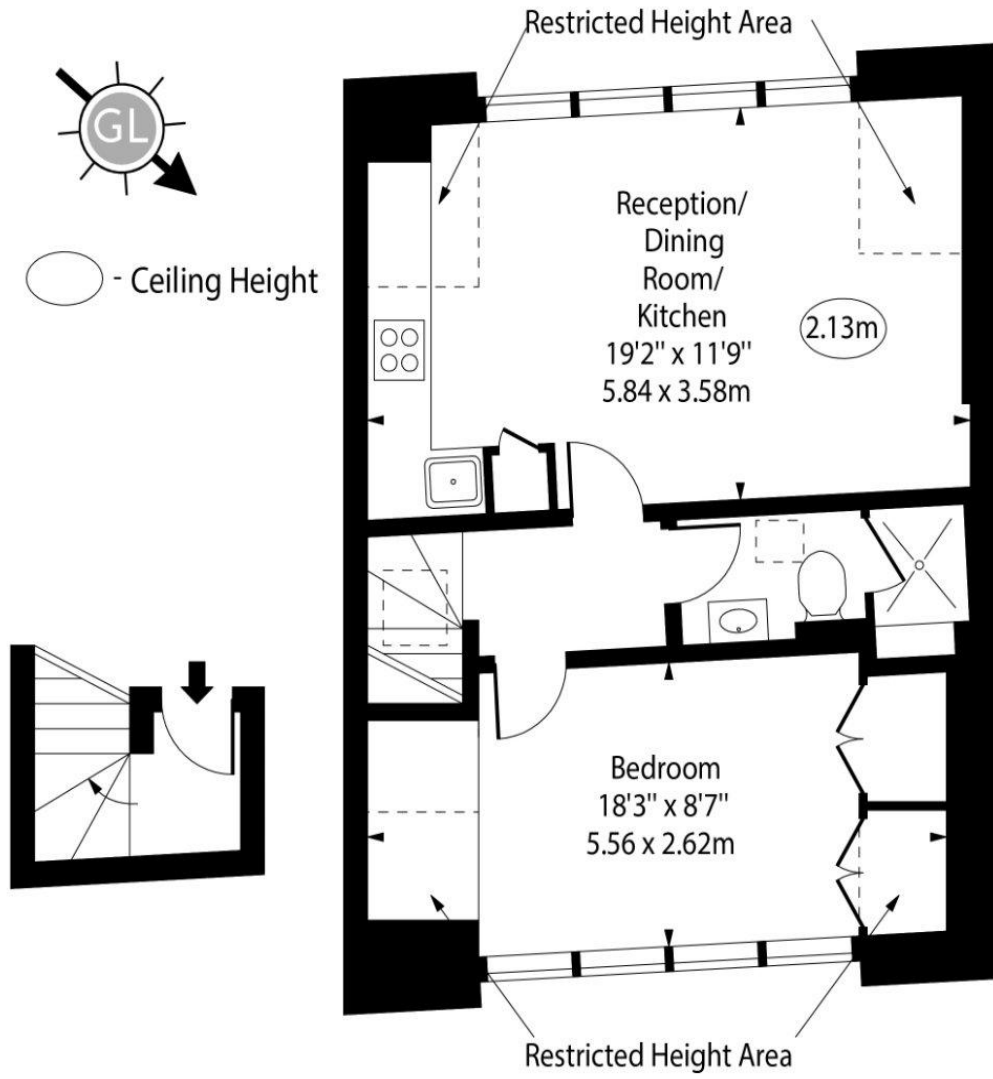
**Tenure:** Share of Freehold and a lease with 996 years remaining  
**Service Charge:** £450 for building's insurance (18% of outgoings)  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77c	77c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Second Floor

Third Floor

Approx Gross Internal Area      443 Sq Ft - 41.15 Sq M

Approx. Floor Area Including Restricted Heights      493 Sq Ft - 45.80 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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